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Minutes  
Workshop Meeting  
December 9, 2014

Present: Mayor Pro-Tem Jeff Turek, Councilmen Garth Nisson, Kress Staheli, Thad Seegmiller, City Attorney Jeff Starkey, City Manager Roger Carter, City Recorder Danice Bulloch, Community Development Director Drew Ellerman, Public Works Director Mike Shaw, Administrative Services Manager Kimberly Ruesch, Police Chief Jim Keith, Power Director Kelly Carlson, Audience: Michael Anderson, Lea Anderson, Wendy Brown, Thomas Brown, Kim Haught, Jack Reycroft, Terry Adamson, Betty Adamson, Bob Sands, Beverly Sands, Marge Belliston, Karen Whiting, Stacy Young, Bob Hermandson, Craig Morley

Excused: Mayor Kenneth Neilson and Councilman Ronald Truman

Meeting commenced at 6:02 P.M.

**1. Approval of the Agenda.**

*Councilman Seegmiller made a motion to approve the agenda. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

**2. Review of the board audit report.**

None

**3. Discussion and review of Net Metering Policy and related financials. Power Department Director Kelly Carlson**

Power Director Kelly Carlson reviewed a Net Metering powerpoint presentation with Council. He then reviewed the Net Metering Ordinance with Council.

Councilman Seegmiller thanked Staff for providing explanatory notes.

Councilman Staheli stated he is concerned the wording is difficult for a homeowner to understand. He would like to know if there is an easier way to word the document.

Power Director Carlson explained the proposed ordinance is the best way to describe the policy due to the fact we have diverse areas with different levels of financial availability.

Councilman Staheli asked why Staff would want to put a cap on the amount of power produced by solar.

Power Director Carlson stated the UAMPS attorney recommend a cap, so as to review applications beyond the cap so we know what effects will take place.

Power Director Carlson continued with the Net Metering presentation.

City Manager Roger Carter stated it would be good to have input from Council on the rebates to determine what direction to go with on potential power increases.

Councilman Seegmiller commented the rebates would be small compared to the number of customers, which would reach the cap.

Power Director Carlson stated the potential build out would cost \$350,000.

Mayor Pro-Tem Turek stated when the rebate was originally brought online, Staff and Council were interested in getting information to citizens on alternative power sources. He does not feel there is a need for it at this time, as people are aware of the alternative power resources. Also, the Federal Government and the State offer significant rebates.

Councilman Seegmiller asked why are the finances reviewed as they are now, rather than when the generation facility was being built.

Power Director Carlson stated there was a financial review. The generation facility is a resource for power and a huge asset to our City. It was planned long ago in the capital facilities plan.

Councilman Seegmiller stated he appreciates the generation facility. However, he was not aware of the cross finances at the time.

Power Director Carlson asked if the Council had a recommendation on the rebate program.

Mayor Pro-Tem Turek noted he would be comfortable with the removal the rebate program.

Council members agreed they were comfortable with moving forward to removal of the rebate program.

#### **4. Discussion and review of Green Springs Power Sub-Station.**

Thomas Brown stated he lives in the Last Sun Development in Green Springs. He would like to discuss not installing the overhead power lines to the proposed substation. He feels running 80 foot poles from the Main Street Substation to the Green Spring Substation is not what should run near residential areas. They were informed last Spring the path was changing for the power lines, and the residents were not notified. The individuals who have built there expect a certain quality of living. The Power Director informed the residents burying the lines would increase

the cost by over 5 million dollars. However, there is a quality of life the residents expect. He has researched on the internet the cost of underground cables, which can be significantly lower. Once the high voltage lines are installed, they would not be removed and placed underground. The people of Last Sun built their homes, and there were no power lines. If they were aware of the potential, they would have not built their homes in the area. The residents would like to open up discussion to the potential of placing underground power.

Mr. Brown reviewed photos with Council.

Mr. Brown suggested burying the last portion of the power lines, near their homes in Last Sun. This area has three major concern, the power lines, the substation, as well as Washington Parkway connection. They would like to mitigate whatever items they can.

Councilman Staheli asked about the original route for the power lines, which has now changed.

Mr. Brown stated it is his understanding they have changed the route at least one time. It was prior to him living in the area.

Councilman Staheli clarified the new location angles along the road.

Mr. Brown confirmed he was correct, if the Washington Parkway does go in. However, he feels the large lines along major roads, such as River Road, is not what they want to see in the area.

Mayor Pro-Tem Turek stated typically we follow roadways because we have right-of-way. If we move the lines, there would be costs incurred by purchasing right-of-way, as well as the impact to the other landowners. Due to the corridor, the Council acquired the right-of-way because Staff and Council knew the substation was going to go in this exact location. There has been a significant investment.

Power Director Kelly Carlson stated the proposal began in 2004. However, the substation site has existed long before then. In negotiations with SITLA, they refused to allow the lines on their property. It did not matter what was proposed, SITLA refused to negotiate right-of-way. The only agreement, which could be met was to follow the Northern Corridor right-of-way, which the land acquisitions alone cost over \$600,000.

Mr. Brown explained there is a possibility of placing the lines underground. He feels with his internet search, it would be considerably less to place the underground lines than what Staff has presented. The homes in the area are very expensive, and they do not want their property values affected.

Ken Haught stated he is looking at purchasing a lot near where the power lines are proposed. If the power lines go in, he will not buy a lot there. If the lines are buried, then they can keep their property values.

Mayor Pro-Tem Turek stated he lives within 80 feet of the transmission line in Washington Fields. He does not even notice them any longer. However, he does like to be able to flip the switch and have the lights come on.

Councilman Seegmiller stated they have looked into burying some of the lines, as well as

burying all of them. If the residents have a specific person, which is reputable company who is willing to show these costs to be less, he would like to have them show him. However, how do we justify an added cost to those who are living right under the lines in other area of the town. He has 80 foot power lines right along his personal property.

Mr. Brown stated to have these additional power lines coming through after their home is already built, it is an issue.

Councilman Seegmiller stated he enjoyed the Green Springs area when it was vacant land without homes at all. He would agree with all of the concepts, but he struggles with the cost borne to everyone else because there are homes now built in a vacant area, which now require power.

Mr. Brown stated they understand there is a need for power, but they want the lines buried because once they are up they stay up. There are home of \$500,000 plus in the area, and power lines are going to affect them.

Councilman Seegmiller asked how the added expense is justified.

Mr. Brown stated everything escalates in price. However, in the end it pays off, sometimes you need to do the right thing regardless of the monetary issue.

Councilman Seegmiller stated he agrees, he likes there are not overhead power lines in this area, but those additional costs need to be passed on. Now the residents have an expectation, but the developer is not paying for the additional cost. He asked again how the residents justify the additional cost.

Mr. Brown stated there could be money from impact fees or the Federal Government to help with the costs if we try.

Mayor Pro-Tem Turek stated a SID could be placed, which is a improvement district. There is a vote by the citizenry in the area to pay for the increased costs. Does the neighborhood have the appetite to pay for the additional cost. The City would pay their portion, and the added would be passed on to those residents.

Mr. Brown stated he feels the City needs to look at the overall picture.

Councilman Seegmiller stated the costs of the trade offs have to come from somewhere. He is not opposed to burying the lines. However, he questions the costs, and would prefer the parties which would benefit bear the burden of those costs.

Mr. Brown stated there are only 8 vacant lots left, but they may be agreeable to pay an additional amount for their lots to assist with the increase.

Mayor Pro-Tem Turek stated he would welcome credible cost estimates to be presented to Council. If there is a solid cost presented, and a proposal for how those additional costs are going to be paid, he would entertain those options.

Mr. Brown stated it is part of the Council's job to look to the future.

Councilman Seegmiller stated he appreciates the presentation. There has been years of information from the residents in this neighborhood.

**5. Discussion and review of the 2014 Recycling Survey. Councilman Thad Seegmiller**

Councilman Seegmiller reviewed the Recycling Survey with Council. In his option, the benefit is not as high if the program is not mandatory. The current provider has a program, which is opt in, and they will provide recycling bins. It is a per user cost.

Mayor Pro-Tem Turek asked if the fees are adjustable if someone opts in and then opts back-out.

Councilman Seegmiller stated the regulation of the proposal is very difficult to determine. There is a proposal for an opt out timeline and if you miss the window, then you are automatically enrolled.

Mayor Pro-Tem Turek commented recycling is a positive thing, but he also does believe in the freedom to chose. He does feel there are economic impacts, and some may not be able to afford to pay additional to recycle.

Councilman Seegmiller stated he would relay the Council thoughts to the Solid Waste District.

**6. Discussion of proposed multifamily development 1100 East Telegraph. Kent Heideman**

Bob Hermandson reviewed a map with Council for a potential General Plan Amendment along Telegraph. They would be looking for a potential medium-high density. The total area of the project is 75 areas, but the buildable area is approximately 43 acres.

Councilman Staheli asked how many units they are looking to build.

Mr. Hermandson stated they would be leaning toward the R-3 zone, which is 7 to 12 units per acre. The major challenge is the hillside.

Councilman Seegmiller stated the biggest issue is going to be the adjacent large upscale residential homes.

Mr. Hermandson stated with the land and the challenges with it, the only density, which would make sense is Medium-High density.

Mayor Pro-Tem Turek stated he would be concerned to have this high of density with only one access road in and out.

Mr. Hermandson stated they are reviewing areas for a separate access point, and provide transitional zoning. The intent if they move forward would be nice multi-family units.

Councilman Seegmiller asked if there are studies, which shows these types of housing continues to be in demand.

Mr. Hermanson stated they do have studies.

Mayor Pro-Tem Turek stated he is inclined to stay away from multi-family units.

Mr. Hermanson states if they moved forward with a PUD they could potentially have a higher density.

Mayor Pro-Tem Turek stated he would prefer a PUD, as then the applicant becomes a partner with the City.

Mr. Hermanson stated he is not certain if the applicant would be building rental units or condo type buildings, but the buildings would stay in the lower area of the parcel as shown on the map.

Mayor Pro-Tem Turek explained he would not be inclined to support a high density general plan designation. It is medium now, and he would prefer to leave it as it is.

Councilman Seegmiller stated he would prefer not to share his thoughts, as he is not sure how he would feel at the time.

Councilman Staheli stated it is a large amount of acreage, and he would prefer to see a PUD, so Council is able to see some type of concept plan. He would have a difficult time voting for such a high designation without a plan.

Councilman Nisson stated he concurs with Mayor Pro-Tem Turek.

## 7. Adjournment

*Councilman Seegmiller made a motion to adjourn the meeting. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

Councilman Nisson	Aye
Councilman Seegmiller	Aye
Councilman Staheli	Aye
Mayor Pro-Tem Turek	Aye

*Meeting adjourned at 8:02 P.M.*

Passed and approved this 11th day of January 2015.

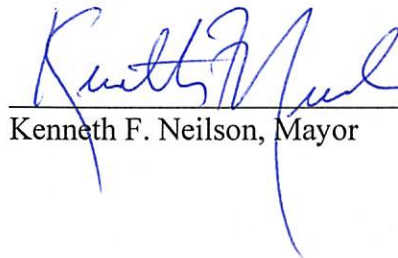
Attest by:



Danice B. Bulloch, CMC  
City Recorder



Washington City

  
Kenneth F. Neilson, Mayor

